

# Watch

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## **Best Month in a Year for Commercial Leased Space**

TREB members reported 870,128 square feet of space in April, up 40 per cent from the March figure of 619,527 and the best result since April of last year (1,064,434 square feet), Commercial Council Chair Mike Dosman announced today.

On the pricing front, leased prices were down for all property types. Industrial space fell five per cent to an average of \$5.24 sfm from March's \$5.53 sfm. Commercial space went to \$8.45 sfm from the \$8.73 sfm recorded the previous month, down three per cent. Finally, office space declined four per cent to \$9.17 sfm.

## **Sales Market Highlights**

In April, 76 Industrial/Commercial properties were sold through the Toronto Real Estate Board MLS. Thirty of these were industrial buildings of all size categories, which sold for an average of \$71.17 per square foot. This is quite a bit higher than the \$48.69 obtained through non-MLS-sources, which typically track much larger properties that are cheaper on a per square foot basis. ■

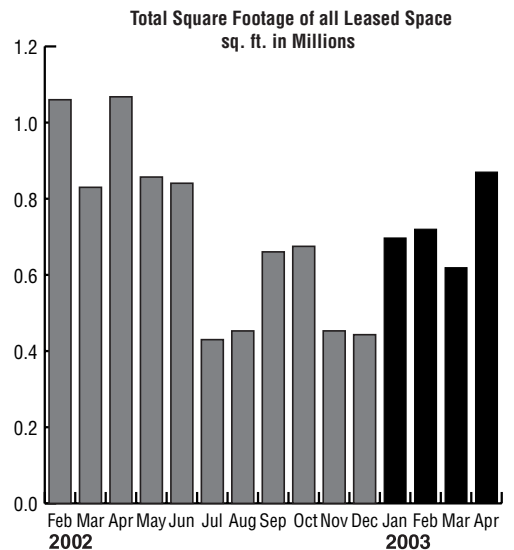
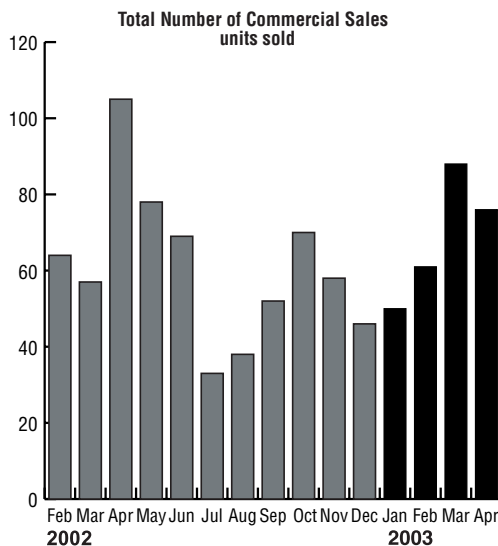
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Joe De Leo  
**Vice-Chairman**

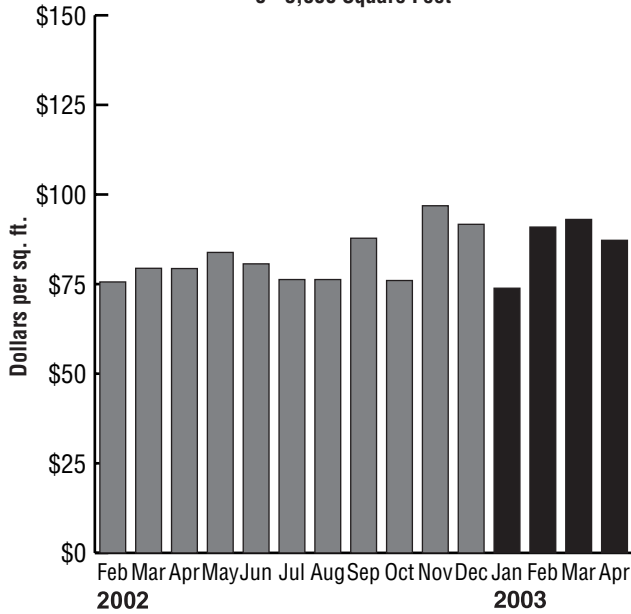
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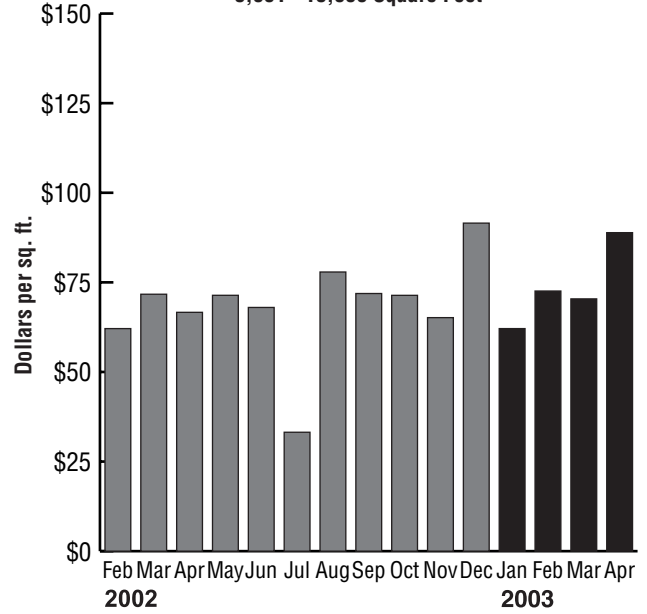


SOLD INDUSTRIAL PROPERTIES

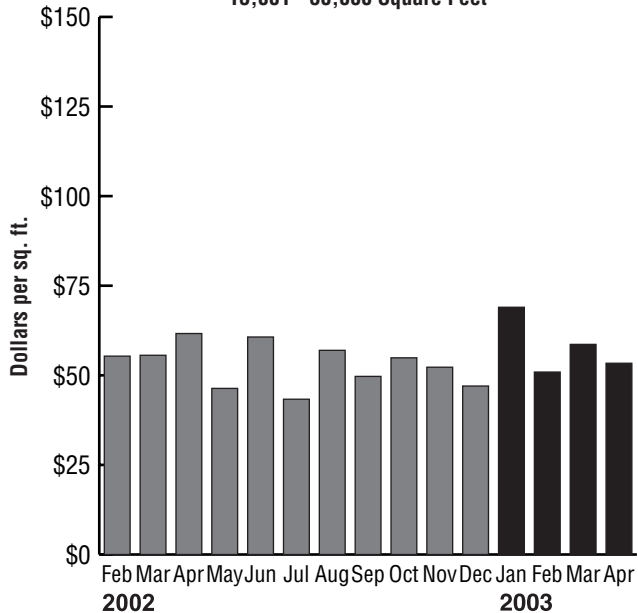
Sold Industrial Properties  
0 - 5,000 Square Feet



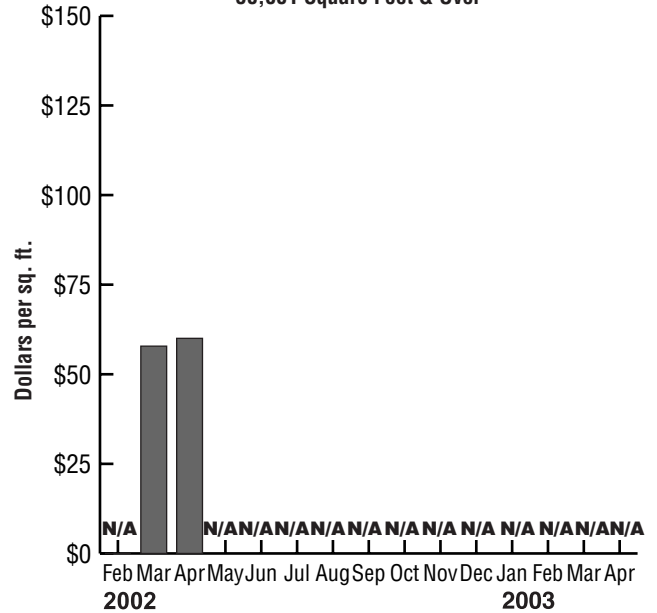
Sold Industrial Properties  
5,001 - 15,000 Square Feet



Sold Industrial Properties  
15,001 - 50,000 Square Feet

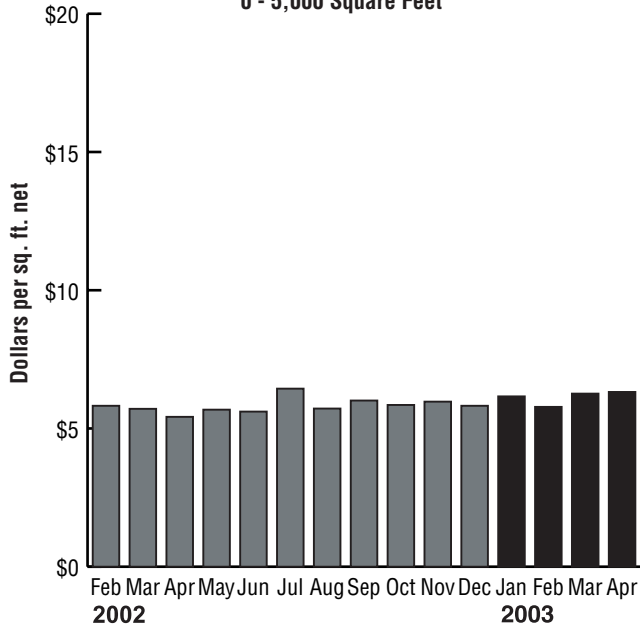


Sold Industrial Properties  
50,001 Square Feet & Over

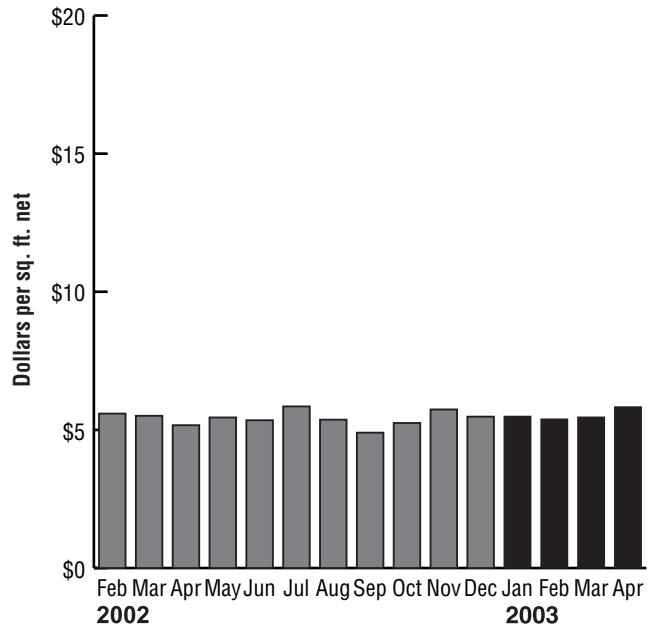


LEASED INDUSTRIAL SPACE

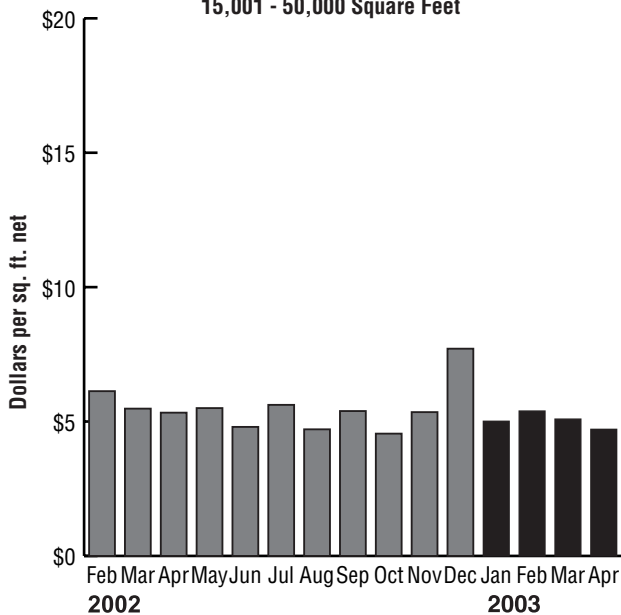
**Leased Industrial Space  
0 - 5,000 Square Feet**



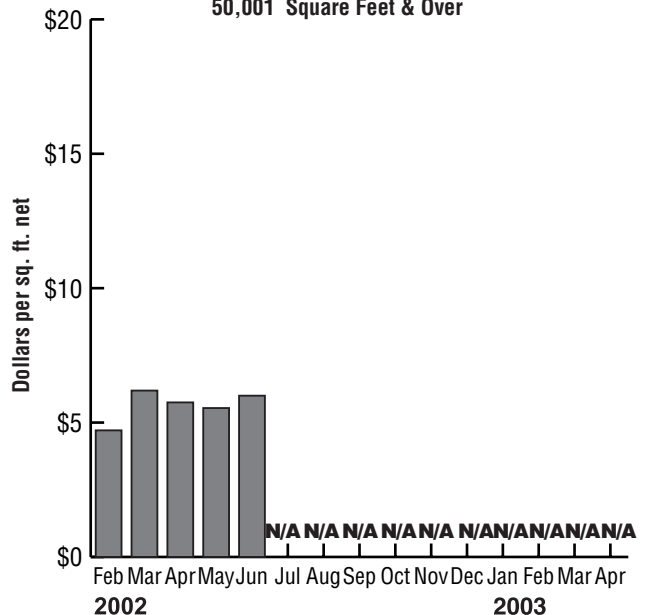
**Leased Industrial Space  
5,001 - 15,000 Square Feet**



**Leased Industrial Space  
15,001 - 50,000 Square Feet**

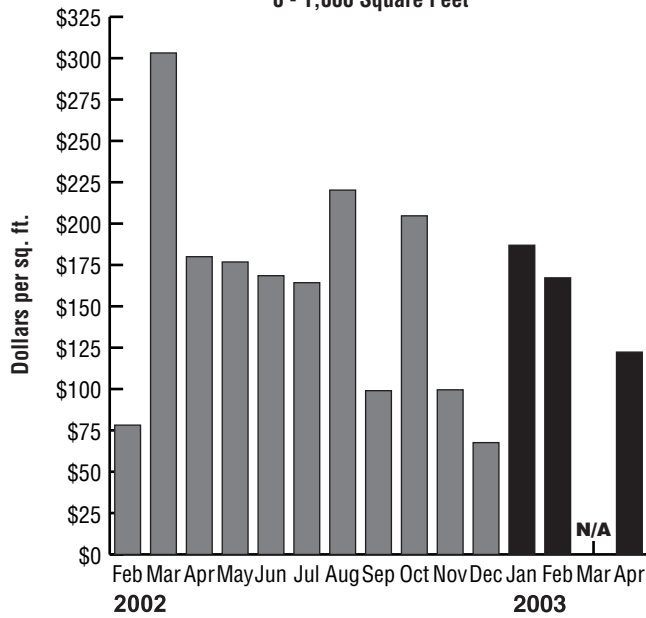


**Leased Industrial Space  
50,001 Square Feet & Over**

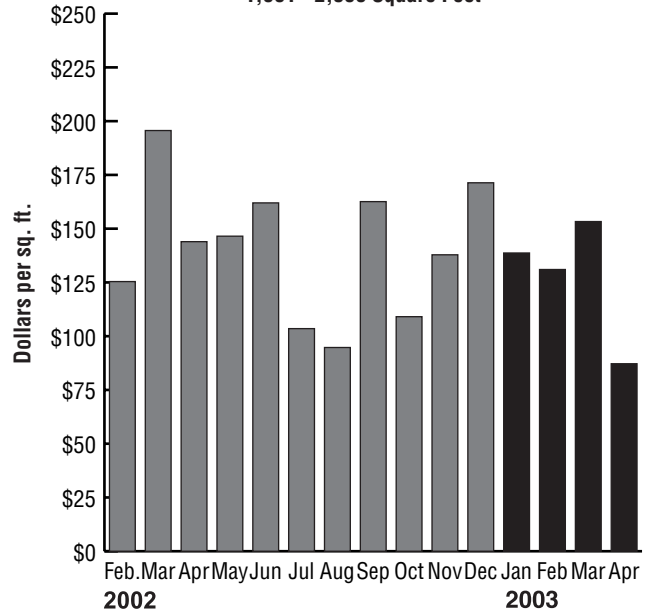


SOLD COMMERCIAL/RETAIL PROPERTIES

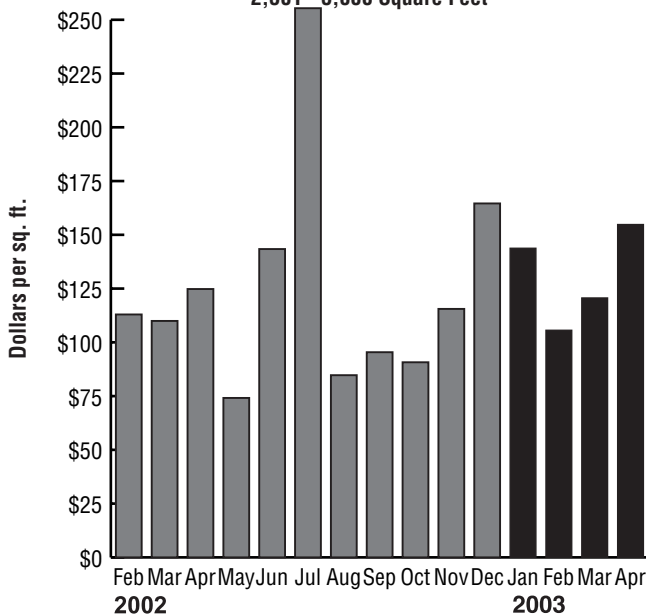
Sold Commercial/Retail Properties  
0 - 1,000 Square Feet



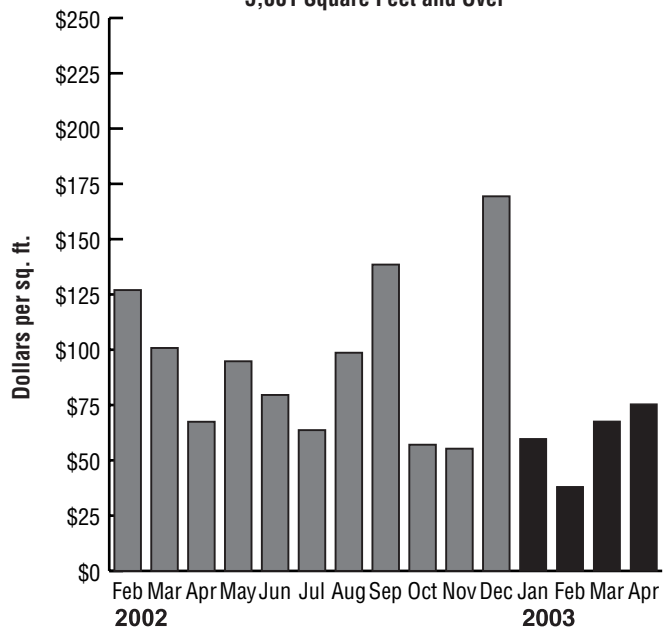
Sold Commercial/Retail Properties  
1,001 - 2,500 Square Feet



Sold Commercial/Retail Properties  
2,501 - 5,000 Square Feet

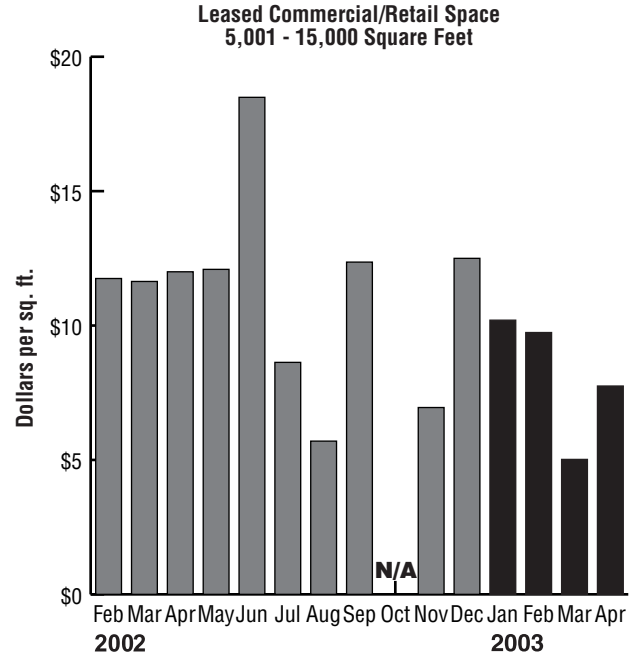
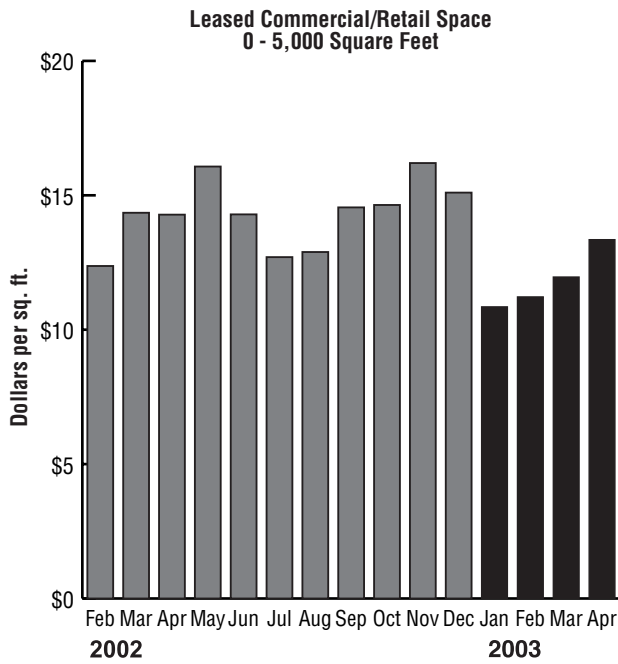


Sold Commercial/Retail Properties  
5,001 Square Feet and Over

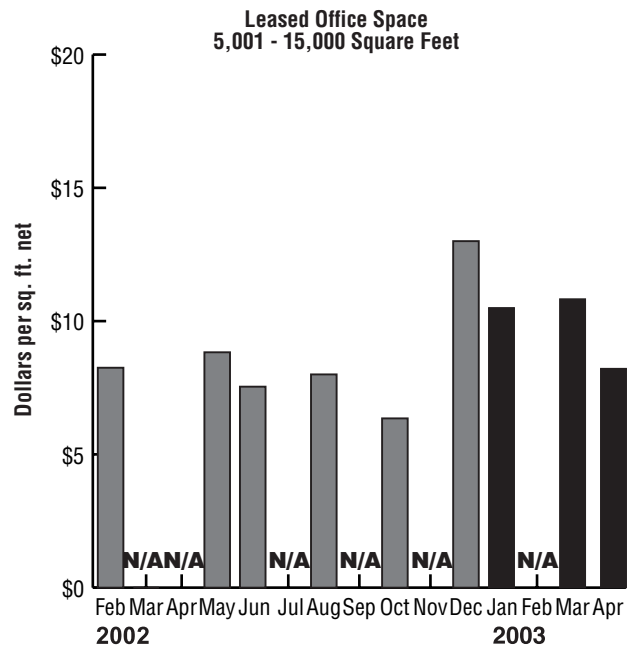
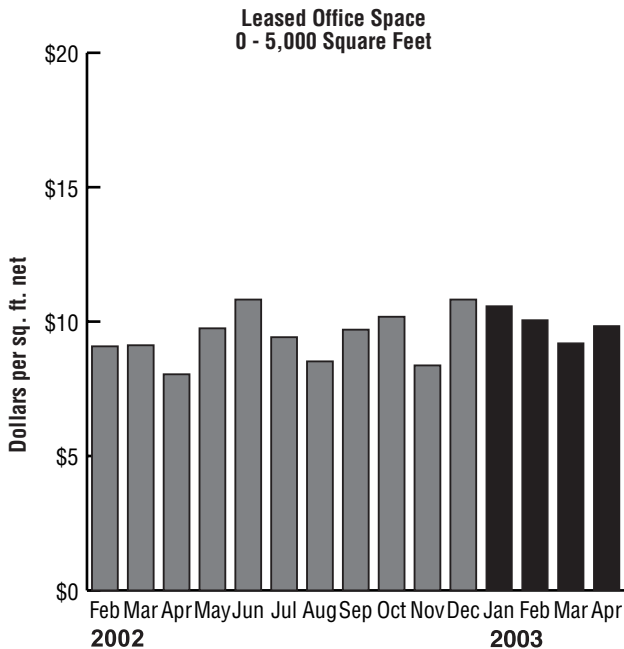


LEASED COMMERCIAL/RETAIL AND OFFICE SPACE

LEASED COMMERCIAL/RETAIL SPACE



LEASED OFFICE SPACE



SOLD INDUSTRIAL PROPERTIES

**0 - 5,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E07	4	5,529	\$71.77
E11	1	980	\$67.35
E14	1	1,940	\$83.76
<b>Total:</b>	<b>6</b>	<b>8,449</b>	<b>\$74.01</b>
<b>West</b>			
W03	1	3,300	\$92.42
W04	2	5,700	\$62.28
W05	3	8,356	\$100.51
W06	1	3,650	\$102.74
W10	1	1,773	\$91.09
W17	2	6,352	\$88.32
W23	1	1,000	\$150.00
<b>Total:</b>	<b>11</b>	<b>30,131</b>	<b>\$91.18</b>
<b>Central</b>			
C01	1	2,444	\$161.62
<b>Total:</b>	<b>1</b>	<b>2,444</b>	<b>\$161.62</b>
<b>North</b>			
N03	1	1,525	\$120.00
N07	1	4,064	\$55.36
N08	3	5,716	\$67.97
<b>Total:</b>	<b>5</b>	<b>11,305</b>	<b>\$70.46</b>
<b>Grand Total:</b>			
	<b>23</b>	<b>52,329</b>	<b>\$87.22</b>

**5,001 - 15,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E12	1	9,921	\$98.28
<b>Total:</b>	<b>1</b>	<b>9,921</b>	<b>\$98.28</b>
<b>West</b>			
W07	1	7,500	\$101.33
W13	1	7,914	\$69.50
<b>Total:</b>	<b>2</b>	<b>15,414</b>	<b>\$84.99</b>
<b>North</b>			
N03	1	11,290	\$85.92
<b>Total:</b>	<b>1</b>	<b>11,290</b>	<b>\$85.92</b>
<b>Grand Total:</b>			
	<b>4</b>	<b>36,625</b>	<b>\$88.87</b>

**15,001 - 50,000 SQ. FT.**

Area	Sales	Total Sold	Av. Price
<b>East</b>			
E04	1	40,000	\$30.50
<b>Total:</b>	<b>1</b>	<b>40,000</b>	<b>\$30.50</b>
<b>West</b>			
W23	1	19,400	\$69.07
W28	1	24,174	\$78.60
<b>Total:</b>	<b>2</b>	<b>43,574</b>	<b>\$74.36</b>
<b>Grand Total:</b>			
	<b>3</b>	<b>83,574</b>	<b>\$53.37</b>

**50,001 SQ. FT. AND OVER**

Area	Sales	Total Sold	Av. Price
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

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LEASED INDUSTRIAL SPACE

**0 - 5,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E04	3	8,516	\$4.37
E07	8	12,641	\$6.13
E08	2	4,520	\$4.50
E11	1	3,592	\$5.00
E14	2	5,700	\$7.89
<b>Total:</b>	<b>16</b>	<b>34,969</b>	<b>\$5.66</b>
<b>West</b>			
W04	1	2,950	\$15.00
W05	1	3,618	\$4.85
W06	1	1,170	\$7.25
W07	2	9,210	\$7.70
W09	1	1,200	\$6.50
W12	4	13,306	\$5.55
W17	13	33,884	\$5.94
W20	2	3,316	\$6.75
W24	3	9,721	\$5.18
W29	1	1,332	\$4.50
<b>Total:</b>	<b>29</b>	<b>79,707</b>	<b>\$6.31</b>
<b>North</b>			
N03	1	1,858	\$7.00
N07	1	2,000	\$6.00
N08	9	17,037	\$7.67
N10	2	3,807	\$6.76
N11	1	4,000	\$6.00
<b>Total:</b>	<b>14</b>	<b>28,702</b>	<b>\$7.16</b>
<b>Grand Total:</b>	<b>59</b>	<b>143,378</b>	<b>\$6.32</b>

**15,001 - 50,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E04	1	19,980	\$4.00
E07	1	19,185	\$4.65
E09	1	30,140	\$4.75
E11	1	23,644	\$4.50
E14	1	19,800	\$4.95
<b>Total:</b>	<b>5</b>	<b>112,749</b>	<b>\$4.58</b>
<b>West</b>			
W06	1	20,500	\$4.40
W10	1	25,135	\$3.00
W12	1	18,998	\$4.10
W17	4	135,365	\$5.11
W20	2	39,847	\$5.39
<b>Total:</b>	<b>9</b>	<b>239,845</b>	<b>\$4.79</b>
<b>Central</b>			
C13	1	46,000	\$3.50
<b>Total:</b>	<b>1</b>	<b>46,000</b>	<b>\$3.50</b>
<b>North</b>			
N08	1	28,400	\$5.93
N10	1	15,100	\$5.75
<b>Total:</b>	<b>2</b>	<b>43,500</b>	<b>\$5.87</b>
<b>Grand Total:</b>	<b>17</b>	<b>442,094</b>	<b>\$4.71</b>

**5,001 - 15,000 SQ. FT.**

Area	Leased	Total Leased	Av. Price
<b>East</b>			
E14	1	9,720	\$4.75
<b>Total:</b>	<b>1</b>	<b>9,720</b>	<b>\$4.75</b>
<b>West</b>			
W05	3	25,300	\$4.89
W09	1	13,000	\$4.75
W10	1	6,075	\$5.15
W16	1	5,985	\$5.00
W17	2	21,598	\$5.97
W21	1	8,000	\$12.00
<b>Total:</b>	<b>9</b>	<b>79,958</b>	<b>\$5.90</b>
<b>North</b>			
N03	1	8,118	\$6.50
N06	1	7,200	\$5.35
N08	1	7,821	\$6.25
N10	2	20,271	\$5.83
<b>Total:</b>	<b>5</b>	<b>43,410</b>	<b>\$5.95</b>
<b>Grand Total:</b>	<b>15</b>	<b>133,088</b>	<b>\$5.83</b>

**50,001 SQ. FT. AND OVER**

Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

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SOLD COMMERCIAL/RETAIL PROPERTIES

0 - 1,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>East</b>			
E07	3	2,154	\$121.12
E10	1	600	\$58.00
<b>Total:</b>	<b>4</b>	<b>2,754</b>	<b>\$107.37</b>
<b>West</b>			
W06	1	750	\$174.67
W12	1	970	\$41.24
<b>Total:</b>	<b>2</b>	<b>1,720</b>	<b>\$99.42</b>
<b>Central</b>			
C02	2	1,745	\$186.82
C06	1	710	\$211.27
<b>Total:</b>	<b>3</b>	<b>2,455</b>	<b>\$193.89</b>
<b>North</b>			
N03	4	1,478	\$75.50
N10	7	2,780	\$112.95
<b>Total:</b>	<b>11</b>	<b>4,258</b>	<b>\$99.95-</b>
<b>Grand Total:</b>			
	<b>20</b>	<b>11,187</b>	<b>\$122.31</b>

2,501 - 5,000 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>West</b>			
W01	3	12,972	\$122.38
W04	1	2,800	\$96.79
W10	1	3,200	\$165.63
<b>Total:</b>	<b>5</b>	<b>18,972</b>	<b>\$125.90</b>
<b>Central</b>			
C04	1	3,242	\$323.87
<b>Total:</b>	<b>1</b>	<b>3,242</b>	<b>\$323.87</b>
<b>Grand Total:</b>			
	<b>6</b>	<b>22,214</b>	<b>\$154.79</b>

1,001 - 2,500 SQ. FT.			
Area	Sales	Total Sold	Av. Price
<b>East</b>			
E03	1	1,800	\$152.78
E07	2	3,138	\$75.05
E14	1	1,890	\$89.95
E15	1	1,923	\$76.44
<b>Total:</b>	<b>5</b>	<b>8,751</b>	<b>\$94.56</b>
<b>West</b>			
W04	1	2,000	\$87.50
W05	1	1,240	\$188.62
W12	1	1,824	\$16.45
W23	1	1,100	\$42.64
<b>Total:</b>	<b>4</b>	<b>6,164</b>	<b>\$78.81</b>
<b>Central</b>			
C03	1	2,500	\$121.80
C04	1	1,800	\$91.67
C07	1	1,600	\$117.50
<b>Total:</b>	<b>3</b>	<b>5,900</b>	<b>\$111.44</b>
<b>North</b>			
N11	1	2,418	\$22.75
<b>Total:</b>	<b>1</b>	<b>2,418</b>	<b>\$22.75</b>
<b>Grand Total:</b>			
	<b>13</b>	<b>23,233</b>	<b>\$87.19</b>

5,001 SQ. FT. AND OVER			
Area	Sales	Total Sold	Av. Price
<b>East</b>			
E01	1	11,100	\$103.60
E08	1	11,052	\$92.74
E21	1	10,000	\$55.00
<b>Total:</b>	<b>3</b>	<b>32,152</b>	<b>\$84.75</b>
<b>West</b>			
W10	1	20,861	\$44.58
W12	1	5,236	\$170.93
<b>Total:</b>	<b>2</b>	<b>26,097</b>	<b>\$69.93</b>
<b>Central</b>			
C08	1	7,500	\$85.33
<b>Total:</b>	<b>1</b>	<b>7,500</b>	<b>\$85.33</b>
<b>North</b>			
N08	1	10,019	\$52.40
<b>Total:</b>	<b>1</b>	<b>10,019</b>	<b>\$52.40</b>
<b>Grand Total:</b>			
	<b>7</b>	<b>75,768</b>	<b>\$75.43</b>



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LEASED COMMERCIAL/RETAIL SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>East</b>			
E01	1	980	\$12.24
E02	1	1,800	\$11.22
E07	2	2,298	\$16.07
E08	1	890	\$14.00
<b>Total:</b>	<b>5</b>	<b>5,968</b>	<b>\$13.67</b>
<b>West</b>			
W01	1	1,500	\$17.00
W05	2	1,945	\$16.35
W13	2	1,900	\$10.00
<b>Total:</b>	<b>5</b>	<b>5,345</b>	<b>\$14.28</b>
<b>Central</b>			
C01	3	3,717	\$21.45
C08	1	1,300	\$14.50
<b>Total:</b>	<b>4</b>	<b>5,017</b>	<b>\$19.65</b>
<b>North</b>			
N02	1	453	\$17.22
N03	5	7,228	\$8.79
N07	1	2,115	\$10.00
<b>Total:</b>	<b>7</b>	<b>9,796</b>	<b>\$9.44</b>
<b>Grand Total:</b>			
	<b>21</b>	<b>26,126</b>	<b>\$13.35</b>

15,001 - 50,00 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>North</b>			
N15	1	16,000	\$2.00
<b>Total:</b>	<b>1</b>	<b>16,000</b>	<b>\$2.00</b>
<b>Grand Total:</b>			
	<b>1</b>	<b>16,000</b>	<b>\$2.00</b>

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>East</b>			
E04	1	13,660	\$7.00
<b>Total:</b>	<b>1</b>	<b>13,660</b>	<b>\$7.00</b>
<b>West</b>			
W04	1	10,800	\$9.00
<b>Total:</b>	<b>1</b>	<b>10,800</b>	<b>\$9.00</b>
<b>North</b>			
N08	1	5,346	\$5.75
N11	1	5,884	\$9.00
<b>Total:</b>	<b>2</b>	<b>11,230</b>	<b>\$7.45</b>
<b>Grand Total:</b>			
	<b>4</b>	<b>35,690</b>	<b>\$7.75</b>

50,001 SQ. FT. AND OVER			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

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LEASED OFFICE SPACE AND SOLD LAND

LEASED OFFICE SPACE

0 - 5,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>East</b>			
E02	1	1,113	\$12.94
E07	3	2,796	\$10.63
E08	1	1,220	\$6.95
E14	1	1,220	\$8.25
E15	1	400	\$15.86
<b>Total:</b>	<b>7</b>	<b>6,749</b>	<b>\$10.23</b>
<b>West</b>			
W04	2	6,380	\$7.99
W05	2	2,000	\$11.63
W14	1	1,013	\$6.16
W17	4	7,932	\$7.65
W20	1	754	\$19.10
<b>Total:</b>	<b>10</b>	<b>18,079</b>	<b>\$8.61</b>
<b>Central</b>			
C01	1	550	\$28.36
C02	2	3,500	\$13.37
C13	2	1,427	\$11.61
C15	1	462	\$7.50
<b>Total:</b>	<b>6</b>	<b>5,939</b>	<b>\$13.88</b>
<b>North</b>			
N03	1	930	\$9.50
N07	1	746	\$9.00
N08	3	6,509	\$9.49
N10	4	3,660	\$9.20
N12	1	585	\$12.31
<b>Total:</b>	<b>10</b>	<b>12,430</b>	<b>\$9.51</b>
<b>Grand Total:</b>	<b>33</b>	<b>43,197</b>	<b>\$9.84</b>

5,001 - 15,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
<b>East</b>			
E08	1	13,961	\$8.25
E15	1	5,580	\$5.25
<b>Total:</b>	<b>2</b>	<b>19,541</b>	<b>\$7.39</b>
<b>North</b>			
N03	2	11,015	\$9.68
<b>Total:</b>	<b>2</b>	<b>11,015</b>	<b>\$9.68</b>
<b>Grand Total:</b>	<b>4</b>	<b>30,556</b>	<b>\$8.22</b>

15,001 - 50,000 SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

50,001 AND OVER SQ. FT.			
Area	Leased	Total Leased	Av. Price
N/A	N/A	N/A	N/A

SOLD LAND

0 - 130,000 SQ. FT.					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>East</b>					
E16	1	37,026	\$20.45	0.85	\$890,588.24
<b>Total:</b>	<b>1</b>	<b>37,026</b>	<b>\$20.45</b>	<b>0.85</b>	<b>\$890,588.24</b>
<b>West</b>					
W13	1	25,702	\$14.40	0.59	\$627,118.64
W21	1	90,605	\$5.02	2.08	\$218,750.00
W28	1	35,284	\$7.01	0.81	\$305,555.56
<b>Total:</b>	<b>3</b>	<b>151,590</b>	<b>\$7.07</b>	<b>3.48</b>	<b>\$308,189.66</b>
<b>North</b>					
N08	1	80,150	\$5.27	1.84	\$229,347.83
N12	2	76,230	\$4.25	1.75	\$185,142.86
<b>Total:</b>	<b>3</b>	<b>156,380</b>	<b>\$4.77</b>	<b>3.59</b>	<b>\$207,799.44</b>
<b>Grand Total:</b>	<b>7</b>	<b>344,997</b>	<b>\$7.47</b>	<b>7.92</b>	<b>\$325,189.39</b>

130,001 SQ. FT. AND OVER					
Area	Sales	Total Sold	Av. Price	Total Acre	Av. Price
<b>East</b>					
E15	1	1,916,640	\$0.52	44.00	\$22,727.27
E18	1	472,626	\$0.36	10.85	\$15,576.04
E21	2	4,617,360	\$0.11	106.00	\$4,811.32
<b>Total:</b>	<b>4</b>	<b>7,006,626</b>	<b>\$0.24</b>	<b>160.85</b>	<b>\$10,438.30</b>
<b>West</b>					
W17	2	403,801	\$3.73	9.27	\$162,513.48
W22	1	3,114,104	\$2.12	71.49	\$92,500.00
W24	2	762,300	\$3.90	17.50	\$170,000.00
W28	1	156,816	\$4.48	3.60	\$195,000.00
<b>Total:</b>	<b>6</b>	<b>4,437,022</b>	<b>\$2.66</b>	<b>101.86</b>	<b>\$115,809.20</b>
<b>North</b>					
N10	1	140,263	\$13.90	3.22	\$605,590.06
<b>Total:</b>	<b>1</b>	<b>140,263</b>	<b>\$13.90</b>	<b>3.22</b>	<b>\$605,590.06</b>
<b>Grand Total:</b>	<b>11</b>	<b>11,583,911</b>	<b>\$1.33</b>	<b>265.93</b>	<b>\$58,005.21</b>

